



Vermont Housing &
Conservation Board

Affordable Housing for the Homeless

House Committee on General, Housing and Military Affairs
January 6, 2016

VHCB Statewide

- Create and preserve housing affordable to lower-income Vermonters
- Provide funding for:
 - Buildings that permanently house the formerly homeless
 - Emergency shelters and transitional housing
- Training and technical assistance for regional housing groups – our local partners
- Participate in policy work through statewide housing councils
- Working with AHS and the Corporation for Supportive Housing



Housing with Units Designated for Special Populations

100 Properties with 1192 Units

\$18.8 million Since 1990

People Served	Units or Beds
homeless in shelters and transitional housing	229
homeless in permanent housing	105
victims of domestic violence	45
frail elderly	276
vulnerable youth and children	110
individuals with mental illness	237
individuals with developmental disabilities	34
released from corrections	97
individuals with physical disabilities	26
veterans	<u>33</u>
Total	1192



Good Samaritan Haven in Barre Shelter for the Homeless



Mandala House in Rutland

Developed by the Vermont Achievement Center,
provides housing for women transitioning from prison



Overlook Transitional Housing in Hartford

Ten apartments with support services for formerly homeless individuals and families



Transitional Housing in Vergennes

One of three such homes developed by the John Graham Shelter



Canal Street Housing in Winooski

28 rooms with 47 beds for veterans developed by COTS.
Transitional and permanent housing with support services.



Phoenix Houses in Burlington and Barre

Sober Living for Former Inmates Recovering from Addiction



Harbor Place in Shelburne

59-room motel converted to housing with support services to help residents transition to permanent housing.



Pearl Street in Burlington

Housing for vulnerable youth and children



Support and Services at Home (SASH)

2,304 VHCB units statewide



There are 4,500 SASH participants at 138 sites across the state.

An independent evaluation of the program found reductions in expenditure growth in the range of \$1,756-\$2,197 per person per year.

The SASH model has the potential to reduce Medicare expenditure growth by \$10,000,000 annually per 5,000 participants.

Regional Housing Groups and the Homeless

- All participate in local continuums of care
- Housing the homeless in dedicated apartments and throughout their multi-family rental units.
 - 3% to > 25% of their units are occupied by the formerly homeless.
 - comprise approximately 10% of the rental units VHCB has funded.
- All but one have MOUs with local shelters or service providers.
- Programs and services to help residents stay in their homes include resident service coordinators, financial planning, payment plans, referrals, and eviction prevention.

Safford Commons in Woodstock

28 apartments in a new affordable neighborhood
Three of the new households were formally homeless



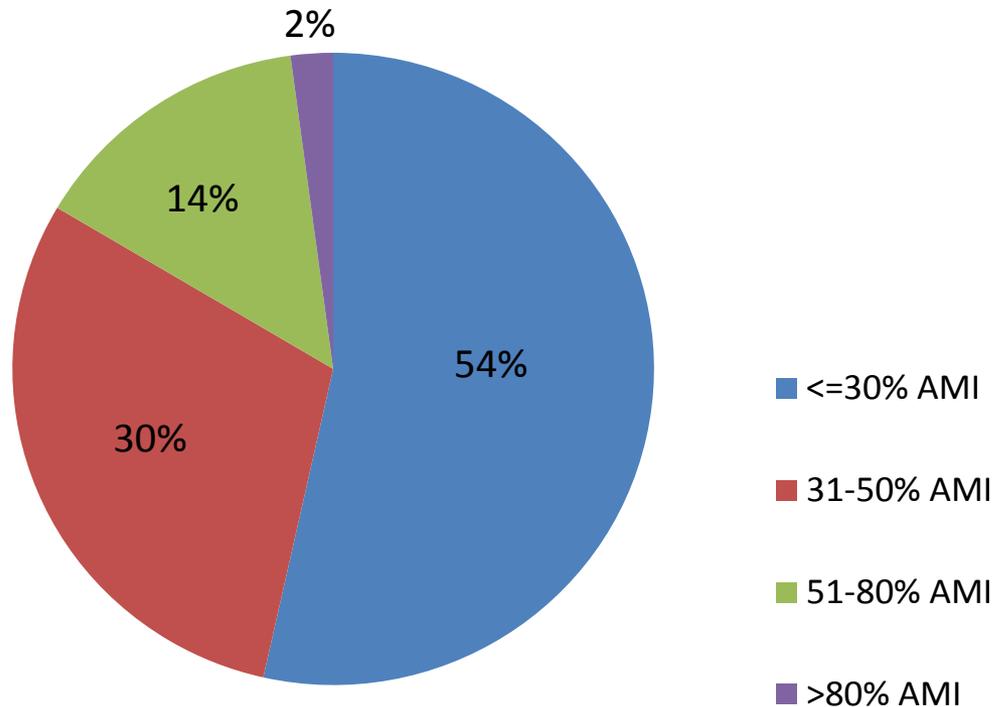
Steve is a US Army Veteran who was homeless before moving into a Champlain Housing Trust apartment at Harrington Village in Shelburne



Income Levels of Households Living in VHCB/LIHTC Properties

5301 Units in 225 Properties

Percent of Households by Income Category



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Income Category (Percent of Area Median Income)	# of Households	Average Income	Percent of Household by Income Category
<=30% AMI	2836	\$10,415	53%
31-50% AMI	1591	\$22,621	30%
51-80% AMI	761	\$35,868	14%
>80% AMI	113	\$62,380	2%
	5301		100%

Data Sources: VHCB and Vermont Housing Finance Agency, December 2015



Conclusions

- Level of response varies by region and according to local need, availability of resources and leadership
- Stronger organizations are able to do more
- Units are dedicated to the homeless as project and partner opportunities arise locally
- Most do not target a percentage of their portfolio
- Considerable resources put into helping residents stay in their homes
- Many residents have extremely low incomes and physical and mental health challenges
- Housing developers are actively engaged in serving the homeless and helping drive creative solutions



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